



GRASSROOTS
REALTY GROUP

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3111 39 Street SW
Calgary, Alberta

MLS # A2271782



\$728,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,734 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

BEST PRICE IN THE AREA! Priced \$37,000 below city assessed value of (\$765,000) Stunning 2-Storey Attached Home in Desirable Glenbrook, Calgary! Welcome to your dream home nestled in the vibrant community of Glenbrook! This beautifully designed 2-storey attached home boasts an array of features that perfectly blend comfort and modern living. Key Highlights : -boosts over 2300 square feet of living space- Spacious Bedrooms: Upstairs, you'll find three generously sized bedrooms, including a master suite with a walk-in closet and a 5-piece ensuite featuring a separate shower and a large corner soaker tub—your private oasis awaits! Inviting Main Floor: The main floor is a true delight with elegant hardwood flooring throughout. The bright and airy living area features a gas fireplace, creating the perfect ambiance for family gatherings. Enjoy seamless indoor-outdoor living with double doors opening to a bright west-facing backyard. There is also air conditioning for the warm summer days. - Open Concept Design: The open concept kitchen, dining, and living area allows for effortless entertaining. The abundance of natural light floods in, making this space warm and welcoming. - Functional Office Space: A dedicated den or office on the main floor is perfect for remote work or tranquil study time. - Bright Basement: The finished basement features a fourth bedroom with a large window, a 3-piece bathroom, and a cozy recreation area, perfect for family activities or a playroom. Plus, there's plenty of storage space in the furnace room. - Recent Upgrades: Rest easy with a new furnace and hot water tank(2023), and a NEW ROOF (2024), (ensuring peace of mind for years to come! - Charming Curb Appeal: The front yard features a beautiful tree-lined street and an aggregate winding walkway that welcomes you home. - Outdoor Paradise: The

expansive west backyard is an entertainer's dream with a freshly painted deck, perfect for summer barbecues with a gas hook-up, and a good-sized yard that includes a double insulated rear garage, finished with drywall and electrical. Community Highlights: Glenbrook is known for its friendly neighborhood vibe, excellent schools, and proximity to parks and recreational facilities. Enjoy nearby amenities, including quaint shops, cafés, and convenient access to major routes for easy commuting. Don't miss the chance to own this exceptional home in one of Calgary's most sought-after communities! Schedule your private showing today and start living the life you've always envisioned in Glenbrook! Check out the virtual 3D tour and come view in person !